



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Coffey Hill Properties, Llc

Name

E-Mail Address

5 Dunhamtown Road

Mailing Address

Brimfield

City/Town

MA

State

01010

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

J & P Engineering Services

Firm

Neil Jackson

Contact Name

Jpengservices@aol.com

E-Mail Address

#0 Mountain View Drive

Mailing Address

Belchertown

City/Town

MA

State

01007

Zip Code

(413)896-6607

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the WARE _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Lot T Coffey Hill Road

Ware

Street Address

City/Town

19

0-44

Assessors Map/Plat Number

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

New single family home with onsite septic and well as shown on attached plan

- c. Plan and/or Map Reference(s):

Coffey Hill Properties, Llc-Lot 44 Coffey Hill Road

August 5, 2020

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Construct a single family dwelling with onsite septic, well, driveway and associated grading out side the 100' buffer to a bordering vegetated wetland, per attached plan.



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

All proposed grading performed outside the 100' buffer to a bordering vegetated wetland.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Coffey Hill Properties, Llc

Name

5 Dunhamtown Road

Mailing Address

Brimfield

City/Town

MA

State

01010

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

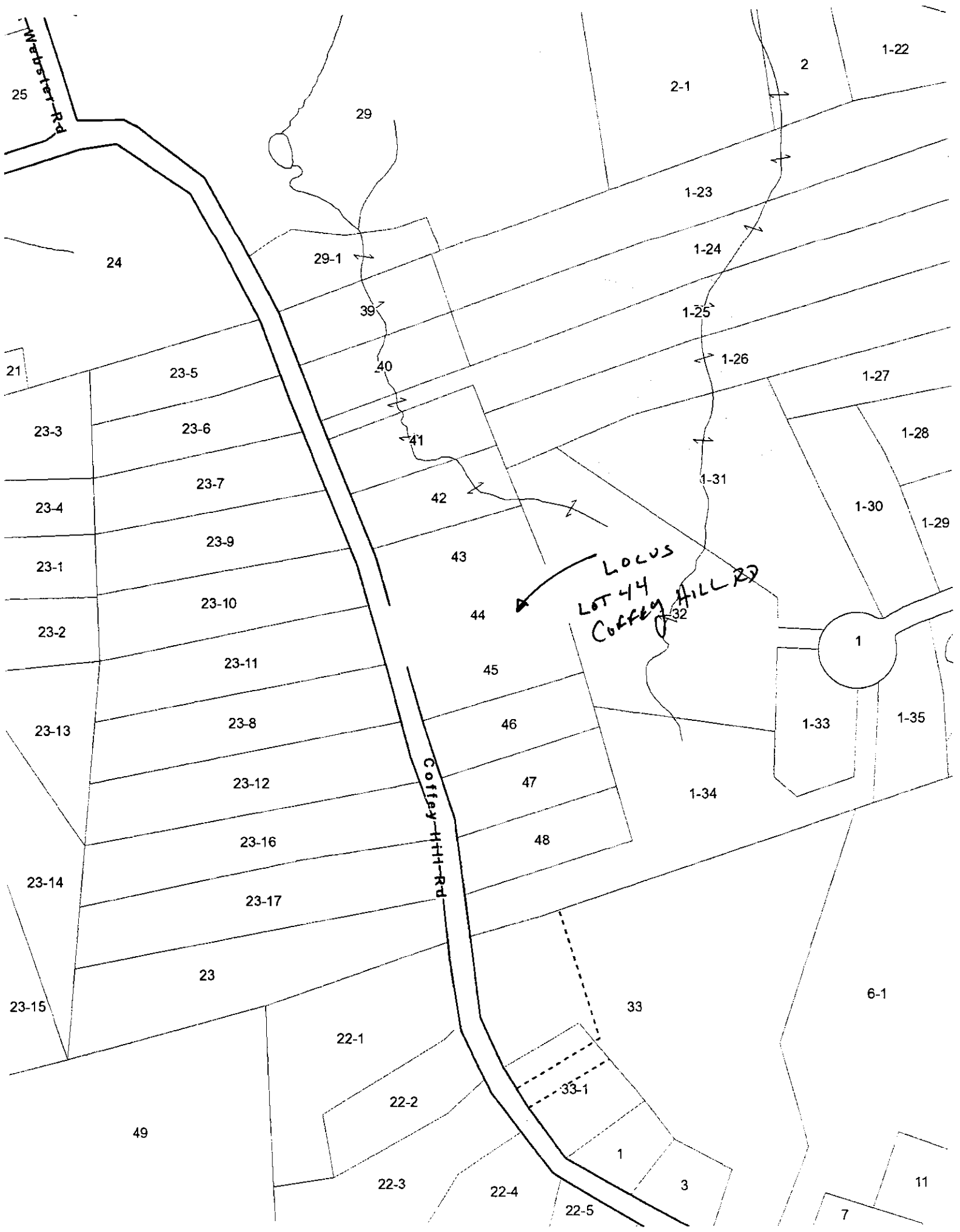
August 5, 2020

Date

Signature of Representative (if any)

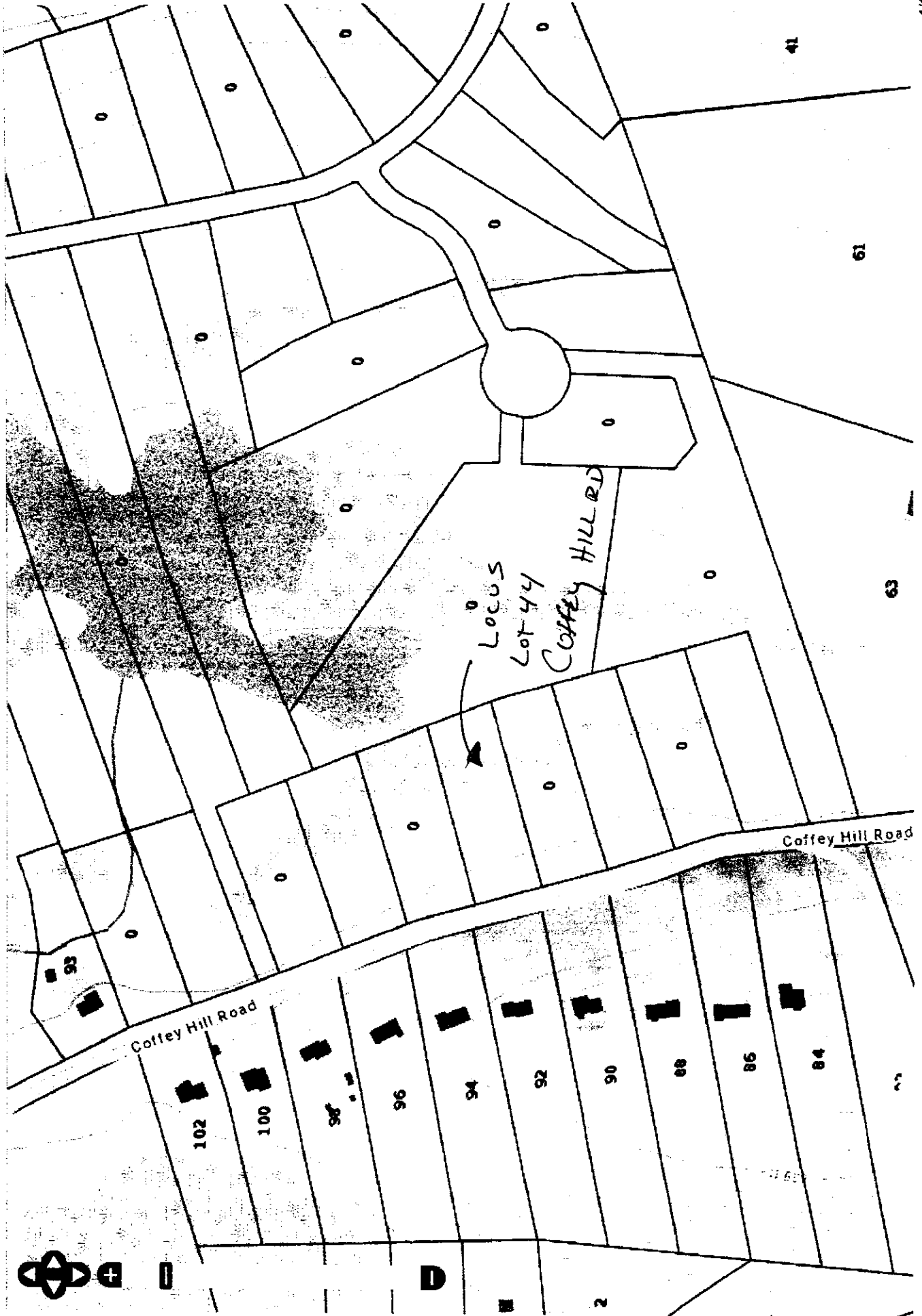
August 5, 2020

Date



coffey hill ware

Zoom to a town





TOWN OF WARE
BOARD OF ASSESSORS
126 MAIN STREET, TOWN HALL, SUITE G
WARE, MASSACHUSETTS 01082-1336
TEL: (413) 967-9648X179 FAX: (413) 967-4227

August 18, 2020

Conservation Commission
126 Main Street
Ware, MA 01082

RE: Coffey Hill Rd
Map 19, Lot 44

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by Neil Jackson for the purpose of a Request for Determination.

I certify the attached Abutters List to be true and complete to the best of my knowledge.

Respectfully,

A handwritten signature in cursive script, appearing to read "Laura Jablonski".

Laura Jablonski
Administrative Assistant

/laj

Enclosure



300 foot Abutters List Report

Ware, MA
August 17, 2020

Subject Property:

Parcel Number: 19-0-44
CAMA Number: 19-0-44
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Abutters:

Parcel Number: 19-0-41
CAMA Number: 19-0-41
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Parcel Number: 19-0-42
CAMA Number: 19-0-42
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Parcel Number: 19-0-43
CAMA Number: 19-0-43
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Parcel Number: 19-0-45
CAMA Number: 19-0-45
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Parcel Number: 19-0-46
CAMA Number: 19-0-46
Property Address: COFFEY HILL RD

Mailing Address: COFFEY HILL PROPERTIES LLC
5 DUNHAMTOWN RD
BRIMFIELD, MA 01010

Parcel Number: 19-0-47
CAMA Number: 19-0-47
Property Address: COFFEY HILL RD

Mailing Address: ELLITHORPE RONALD E
5 DUNHAMTOWN PAMER RD
BRIMFIELD, MA 01010

Parcel Number: 19-23-10
CAMA Number: 19-23-10
Property Address: 94 COFFEY HILL RD

Mailing Address: VIESS VLADIMIR VIESS KRYSTINE J
94 COFFEY HILL RD
WARE, MA 01082

Parcel Number: 19-23-11
CAMA Number: 19-23-11
Property Address: 92 COFFEY HILL RD

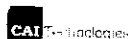
Mailing Address: CHAPIN JOSH CHAPIN SHANNAH
92 COFFEY HILL RD
WARE, MA 01082

Parcel Number: 19-23-12
CAMA Number: 19-23-12
Property Address: 88 COFFEY HILL RD

Mailing Address: BEAUDRY JAMES A
88 COFFEY HILL RD
WARE, MA 01082

Parcel Number: 19-23-16
CAMA Number: 19-23-16
Property Address: 86 COFFEY HILL RD

Mailing Address: RIGGENBACH RONALD J RIGGENBACH
JUDY C
86 COFFEY HILL RD
WARE, MA 01082



www.cai-tech.com

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Parcel Number: 19-23-12
BEAUDRY JAMES A
88 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 20-1-26
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-23-11
CHAPIN JOSH
CHAPIN SHANNAH
92 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 20-1-31
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-0-41
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 20-1-32
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-0-42
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 20-1-34
PLH LLC
222 S 9TH STREET SUITE 1600
MINNEAPOLIS, MN. 55402

Parcel Number: 19-0-43
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 19-23-16
RIGGENBACH RONALD J
RIGGENBACH JUDY C
86 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-45
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

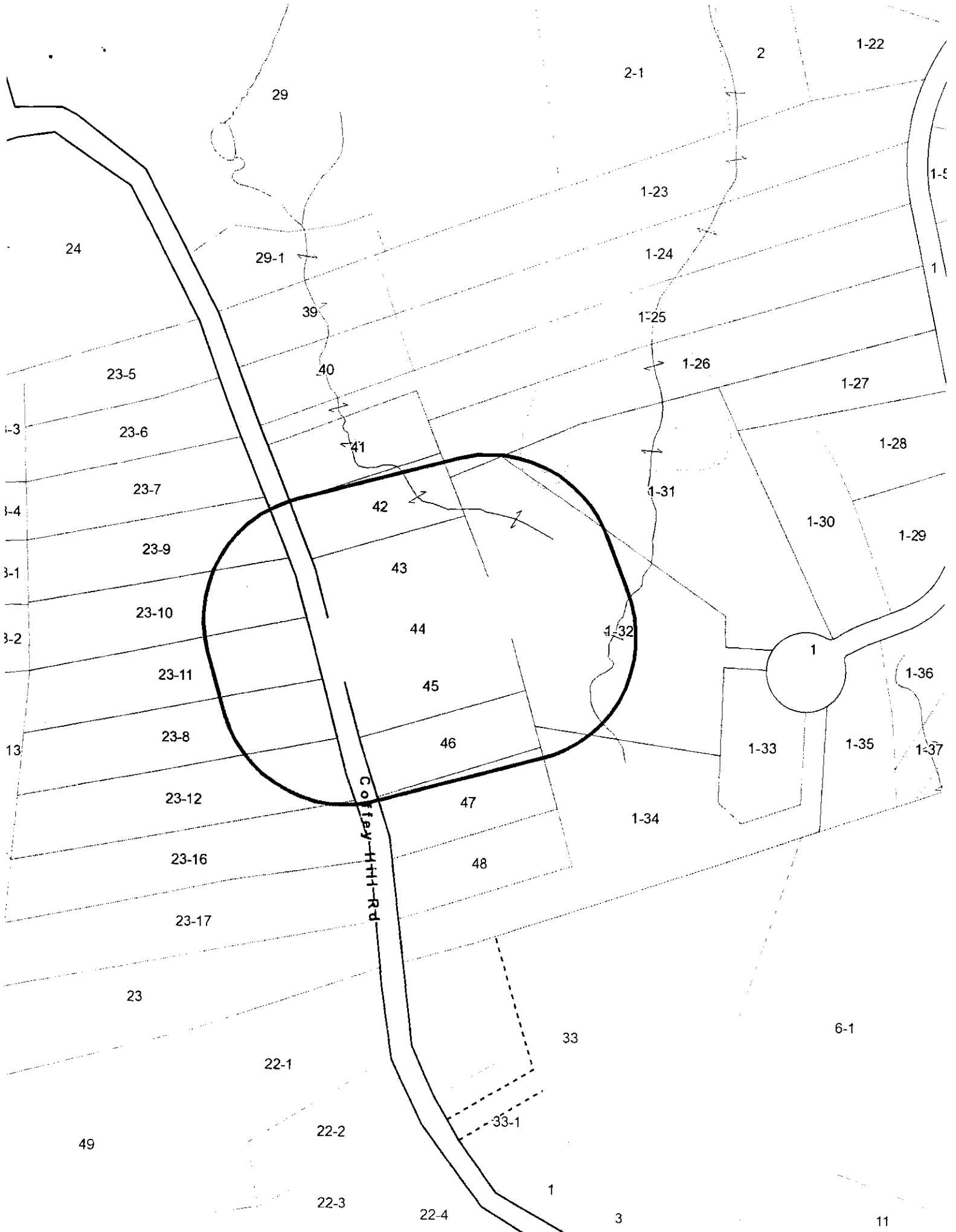
Parcel Number: 19-23-10
VISS VLADIMIR
VISS KRYSTINE J
94 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-46
COFFEY HILL PROPERTIES LL
5 DUNHAMTOWN RD
BRIMFIELD, MA. 01010

Parcel Number: 19-23-8
CROSIER JANET A
90 COFFEY HILL RD
WARE, MA. 01082

Parcel Number: 19-0-47
ELLITHORPE RONALD E
5 DUNHAMTOWN PAMER RD
BRIMFIELD, MA. 01010

Parcel Number: 19-23-9
KUSNIERZ JOSHUA A
KUSNIERZ CARRIE A
96 COFFEY HILL RD
WARE, MA. 01082



24

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2-1

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23-11

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23-8

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1-37

23-12

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1-34

23-16

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Colfax Rd

23

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